

ORDINANCE NO. 20
SERIES 2000

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF GUNNISON AMENDING CHAPTER 15 OF THE CITY CODE OF THE CITY OF GUNNISON, THE LAND DEVELOPMENT CODE, AMENDING THE REGULATIONS REGARDING MOBILE HOME PARKS TO ALLOW FOR MOBILE HOME PARK STORAGE.

WHEREAS, the City of Gunnison has been petitioned to amend its Land Development Code so as to provide for storage areas for the storage of equipment and supplies for the operation of mobile home parks; and

WHEREAS, the Planning Commission of the City of Gunnison held public hearings on such request on September 8, 1999, November 17, 1999, April 12, 2000, and August 23, 2000, and the City Council of the City of Gunnison held public hearings on such request on October 12, 1999, and November 14, 2000; and

WHEREAS, after considering the comments of the public at said public hearings and the recommendation of the Planning Commission of the City of Gunnison, the City Council has determined that an amendment to the Land Development Code so as to allow for mobile home park storage is justified.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF GUNNISON, COLORADO, ORDAINS THAT:

Section 1. Section 15-4-1 of the City Code of the City of Gunnison, the definition section of the Land Development Code, is hereby amended by addition of the following:

83.1 **“Mobile Home Park Storage”** means an enclosed area or building within a mobile home park, or upon land to be added to a mobile home park, used for the storage of materials incidental to maintenance and management of the mobile home park, including but not limited to, goods, materials, equipment, and vehicles belonging to the owners and/or managers of the mobile home park, but not to tenants.

Section 2. Section 15-7-2 (C)(17) of the City Code of the City of Gunnison, referring to outdoor storage of mobile home parks, is hereby amended by the addition of the following subsection:

- c. Mobile Home Park Storage. Mobile home park storage is allowed in mobile home parks, subject to the restrictions imposed by the definition of “Mobile Home Park Storage” contained in Section 15-4-1 (83.1) of this Code and subject to the following review standards:
 - i. Size. Mobile home park storage areas in aggregate shall not exceed fifteen (15) per cent of the gross area of the mobile home park. This maximum limit of fifteen (15) per cent shall not pre-empt minimum and maximum dimensional standards set forth in Table 7-4, Schedule of Dimensional Standards. For the purposes of Table 7-4, mobile home park storage is considered a structure.
 - ii. Materials. Materials to be stored must be incidental to the maintenance and management of the mobile home park, and may not fall within the definition of hazardous materials as defined in the Uniform Fire Code.
 - iii. Fencing. All storage areas not enclosed by a surrounding building shall be fenced according to the following standards:

- A. Fencing shall be permanent and a minimum height of six feet, unless heavy equipment is stored within the mobile home park storage area, in which case the minimum height of the fencing will be eight feet.
 - B. Fencing must be opaque material to prevent visual impacts on the neighborhood.
 - C. Fencing shall, at all times, be maintained in good condition.
 - D. Fencing shall be subject to the standards set forth in Section 15-9-7 (B).
- iv Public Easements. No mobile home park storage shall be permitted on public easements or public rights-of-way.
 - v. Mobile Home Park Storage an Accessory Use to Mobile Home Park. Mobile home park storage is only permitted and shall remain as an accessory use to a mobile home park. If the principal use of a mobile home park is ended, the use of the property for mobile home park storage must also end.

INTRODUCED, READ, PASSED, AND ORDERED PUBLISHED this 12th day of December, 2000, on first reading, and introduced, read, and adopted on second and final reading this 9th day of January, 2001.

Mayor

ATTEST:

City Clerk